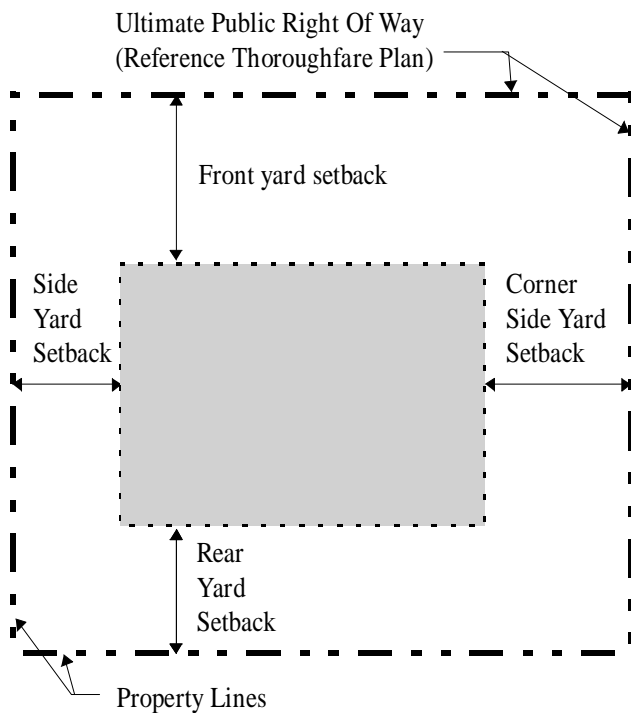


## SPECIFIC AREA STANDARDS:



## POST DEVELOPMENT AREAS

### MEASUREMENT OF SETBACKS BUILDINGS, DRIVES, AND PARKING AREAS IN O, I, AND C DISTRICTS

Per Sec. 19-601 Yard requirements for office, business & industrial districts and Sec. 19-602 Permitted variations in yard requirements.

- The terms “setbacks” and “yard requirements” are used interchangeably in the Development Standards Manual. Buffer requirements are determined separately (reference Countywide Standards for buffer widths and associated landscaping requirements).
- Reference Countywide Standards for details of Perimeter Landscaping requirements.
- Setbacks for gas pumps and drives serving gas pumps shall be the same as for buildings and drives.
- Reference separate Specified Area standards for Jefferson Davis Corridor setbacks.

Right of Way Classification	Zoning District			Required Perimeter Landscape	Notes and Legend
	O, C, & I1	I2	I3		
<b>Limited Access Roads</b>					
All setbacks <sup>1</sup>	40'	40'	40'	C	
Permitted reductions <sup>4</sup>	none	none	none	-	
<b>Major Arterials</b>					
All setbacks <sup>1</sup>	50'	60'	90'	B	Building setback
Permitted reductions <sup>4</sup>	25'	none	none	C	Drives & parking setback
<b>Other Public Right of Ways</b>					
All setbacks <sup>1</sup>	30' / 15'	60' / 15'	90' / 15'	A	
Permitted reductions <sup>4</sup>	25'	none	none	C	
<b>Side and Rear Yards Not Abutting a Right of Way<sup>5</sup></b>					* Reduction in C & I-1 districts only except per footnote 3 below.
Standard Side Yard <sup>2</sup>	20'	30'	30'		
Permitted reductions <sup>2,3,4</sup>	0'*	none	none	B	
Standard Rear Yards <sup>2</sup>	30'	30'	30'	-	
Permitted reductions <sup>2,3,4</sup>	none	none	none	-	

<sup>1</sup>Rear yard setbacks abutting limited access roads are increased one foot for every foot in building height exceeding 45'.

<sup>2</sup>Side and rear yards setbacks are increased one foot for every foot in building height exceeding 45'.

<sup>3</sup>Reduction not permitted adjacent to Residential or vacant Agricultural Districts identified for residential use in the Comprehensive Plan.

<sup>4</sup>See setback averaging under Countywide Standards to determine if other exceptions to standard setbacks apply.

<sup>5</sup>Setbacks for industrial zoned properties adjacent to residential or agricultural parcels shall be increased as follows:

I-1 All setbacks = 100'

I-2 All setbacks = 200'

I-3 All setbacks = 300'

All I-3 setbacks adjacent to O, C, or I-1 parcels shall be 200'.

## SPECIFIC AREA STANDARDS



Walgreens at Buford Road and Midlothian Turnpike



IHOP on Midlothian Turnpike west of Turner Road

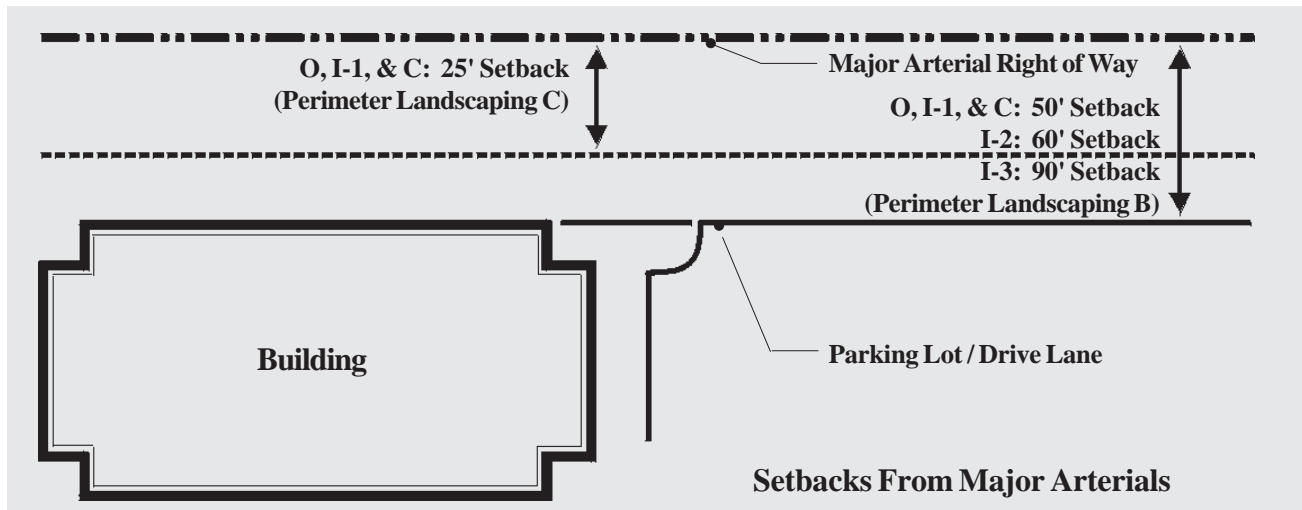
## POST DEVELOPMENT AREAS MEASUREMENT OF SETBACKS BUILDINGS, DRIVES, AND PARKING AREAS IN O, I, AND C DISTRICTS



Setbacks can be reduced with intensified landscaping

These images demonstrate the value of setbacks:

- Filters noise and air pollution.
- Helps control surface water run-off.
- Provides attractive natural settings for buildings.
- Provides opportunities to preserve trees along roadways.
- Provides safety for pedestrians from traffic.



Within O, I-1, & C districts setbacks for buildings, drives, and parking areas may be reduced to **twenty-five (25) feet** from the ultimate rights of way of major arterials with the installation of **perimeter landscaping C**. Reference Countywide standards for perimeter landscaping requirements.

*Chesterfield County, Virginia*

In I-2, & I-3 districts, all building setbacks from the proposed rights of way of major arterials shall be as noted above with **perimeter landscaping B**. No reduction for building or parking setbacks is allowed in I-2 or I-3 districts, unless setback averaging applies (see countywide standards).

*Design Standards Manual*